

PROPERTY INSPECTION REPORT

Prepared For: _____
Jane Doe
(Name of Client)

Concerning: _____
County Road 123
(Address or Other Identification of Inspected Property)

By: _____
Dale Cumberland License # 4540 November 10, 2021
(Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.texas.gov.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS, OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTION, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods.

Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as “Deficient” when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been “grandfathered” because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms require a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

INFORMATION INCLUDED UNDER “ADDITIONAL INFORMATION PROVIDED BY INSPECTOR”, OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I	NI	NP	D
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I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

Comment – The foundation is in good condition without significant observable defects. There are indications of possible differential movement of the foundation, including:

- Cracks in right exterior brick wall

The differential movement, if any, appears to be minor and does not appear to be indicative of foundation failure. The foundation appears to be performing adequately with consideration of the age of the foundation.

Deficiency – The corners of the foundation have cracked / broken (probable result of lateral expansion of masonry wall friction on foundation, pushing the corner outward).



Deficiency – There is no expansion joint between the garage foundation and the driveway.



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B. Grading and Drainage

Comments:

Deficiency – The yard areas adjacent to the foundation do not appear to have adequate fall to allow for drainage away from the foundation.



Deficiency – The soil is high (above lower wall areas) in the right exterior wall area (conducive to wood destroying insect activity).



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C. Roof Covering Materials

Types of Roof Covering: Metal

Viewed from: Ladder

Comments:

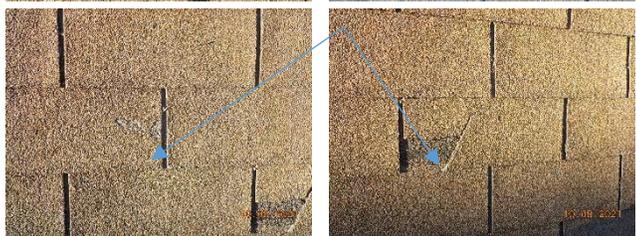
Comment – The roof covering is in aged overall condition.



Deficiency – There are indications of hail damage to the roof covering (impact marks). Recommend insurance adjuster fully evaluate roof covering for hail damage / adjustment.



Deficiency – There are multiple damaged shingles (possible previous tree branch contact).



Deficiency – The bottom row of shingles are not adequately sealed / secured (no starter strip with adhesive installed).



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D. Roof Structures and Attics

Viewed From: Attic

Approximate Average Depth of Insulation: 5 - 6 inches

Comments :

Attic ventilation Soffit vents Exhaust ports Gable vents
 Ridge vents Wind Turbine(s) Power Turbine(s)

Comments – The roof is constructed of 2 x 6 trusses with wood decking. There are 5 - 6 inches of insulation present (approximate R 19).



Deficiency – There is inadequate insulation in the living area pull down attic access ladder.



Deficiency – There is inadequate fire-separation between the attached garage and the living area attic (attic access stairs do not appear to be fire-rated).



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Deficiency – There is an inadequate / no solid walkways to the HVAC equipment locations.



Deficiency – The insulation in the attic area does not appear to be adequate (less than R 30).



Deficiency – The upper wall insulation is not securely installed.



Deficiency – There are voids in the upper wall insulation.



Deficiency – There is a power turbine in the attic area. The turbine was not operational (wiring appears to have been disconnected).



Deficiency –The louvers on the gable vents are damaged.

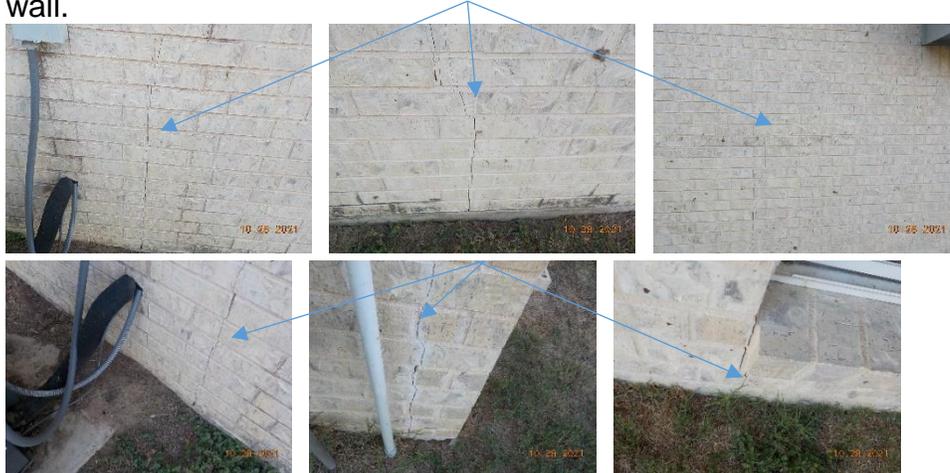


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E. Walls (Interior & Exterior)

Comments:

Deficiency – There are cracks in the exterior masonry wall in the right exterior wall.



Deficiency – Weep holes are not installed in the lower wall areas and above the window / door openings in masonry wall areas.



Deficiency – There are inadequate / no expansion joints in the exterior brick wall areas.



Deficiency – There are voids in the brick wall at the HVAC line penetration areas (may allow moisture penetration).



Deficiency – The interior baseboard trim is not installed in the master bedroom closet areas.

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F. Ceilings & Floors

Comments:

Deficiency – There are cracks in the ceiling drywall in the front left room area.



Deficiency – There are cracks in the ceramic floor tiles in the master bathroom area.



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G. Doors (Interior & Exterior)

Comments:

Deficiency –The master bathroom right closet door is not installed.



Deficiency –The master bathroom left closet bi-fold doors drag on the floor when operated.



Deficiency –The mirrored closet door is cracked in the front right bedroom area.



Deficiency – The auto-close spring loaded hinges are not fully operational in the garage / living room entry door (door does not fully automatically close).



Deficiency –The front left room entry door is not installed.



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H. Windows

Comments:

Deficiency – Multiple window screens are not installed (approximate 12).



Comment – The windows are single pane windows (not energy efficient).

Deficiency – There is a cracked window pane in the master bedroom area.



Deficiency – There is a cracked window pane in the front right bedroom area.



Comment – The window panes are dirty / stained.

I. Stairways (Interior & Exterior)

Comments:

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J. Fireplaces and Chimneys

Comments:

Type of fireplace	<input checked="" type="checkbox"/> Masonry	<input type="checkbox"/> Metal Insert	<input type="checkbox"/> Wood stove/insert
Type of chimney	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Brick	<input type="checkbox"/> Metal
Attic Fire blocking	<input type="checkbox"/> Area accessible	<input checked="" type="checkbox"/> Not accessible	
Chimney Cap	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Not present	
Combustion Air Vent	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Not present	
Chimney observed	<input checked="" type="checkbox"/> From ground	<input type="checkbox"/> From roof	



Deficiency – There is no observable outside combustion air vent.
Deficiency – There is no access to the gas valve (for gas log lighter).



Deficiency – The gas log lighter is broken / damaged.



Deficiency – The lower chimney is dirty and needs to be cleaned (chimney sweep recommended).



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K. Porches, Balconies, Decks, and Carports

Comments:

Comment – There were no observable significant defects in the porches

L. Other

Comments:

Deficiency – There are indications of possible mold in one or more interior locations, including;

- Cabinet under master bathroom left sink

There may be molds present that may be hazardous to the occupants. A mold specialist licensed with the Texas Department of Health is recommended for full evaluation of the home.



Deficiency –There is a significant crack in the driveway.



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II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

Service Entry:

Deficiency – Tree branches are in contact with the service entry cables.



Main Disconnect / Exterior Breaker Panel:



Deficiency – There are more than six breakers (7) in the panel without a main disconnect switch.



Deficiency – The grounding cable / ground rod does not appear to be adequate.



Deficiency – The breakers are not fully labeled as to use.

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Deficiency – There are one or more white cables landing on a breaker (should be color identified).



Deficiency – There is inadequate cable clamp protection (to protect electric cables from sharp edges where entering panel) where one or more of the cables exits the breaker panel.



Comment – Service entry barriers are not installed in the service panelboard, protecting the service terminals from exposure to inadvertent contact by persons.

NEC 408.3(A) (2) Service Panelboards, Switchboards, and Switchgear.

Barriers shall be placed in all service panelboards, switchboards, and switchgear such that no uninsulated, ungrounded service bus bar or service terminal is exposed to inadvertent contact by persons or maintenance equipment while servicing load terminations.



Comment – There is only 'one' observable Grounding Electrode present on the exterior of the residence. 'Two' electrodes are required by current National Electric Code.

NEC 250.53 (A) (2) Supplemental Electrode

The State of Texas has adopted the current National Electric Code and the above stated electric codes apply to 'the entire state.'

Comment – There is no observable Intersystem Bonding Termination device at the exterior panel location (for bonding other equipment cables).

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I NI NP D

Interior Breaker Panel – Utility Room:



Comment – The branch circuits are not ARC fault protected. ARC fault breakers provide additional protection for bedroom and living area receptacles and lighting.

NEC 210.12 requires that for dwelling units, all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs.

Deficiency – The panel is serviced by a three wire connection (newer services require four wire connection from exterior disconnect panel to interior breaker panel). There is no isolated bus bar for the ground cable connections.

Deficiency – There is double lugging on one or more neutral cable connections to the bus bar.



Deficiency – There are one or more white cables landing on a breaker (should be color identified).



Deficiency – The neutral and ground wires are landed on a common bus bar.



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Deficiency – There is inadequate cable clamp protection (to protect electric cables from sharp edges where entering panel) where one or more of the cables exits the breaker panel.



Interior Breaker Panel – Right Closet:



Deficiency – The breaker panel is located in a prohibited area (clothes closet).



Comment – The branch circuits are not ARC fault protected. ARC fault breakers provide additional protection for bedroom and living area receptacles and lighting.

NEC 210.12 requires that for dwelling units, all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs.

Deficiency – The panel is serviced by a three wire connection (newer services require four wire connection from exterior disconnect panel to interior breaker panel). There is no isolated bus bar for the ground cable connections.

Deficiency – There is double lugging on one or more neutral cable connections to the bus bar.



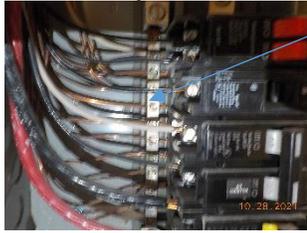
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Deficiency – There are one or more white cables landing on a breaker (should be color identified).



Deficiency – The neutral and ground wires are landed on a common bus bar.



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B. Branch Circuits, Connected Devices and Fixtures

Type of Wiring: Grounded Copper Three Wire

Comments:

- Branch circuit wiring Copper Aluminum
- Branch circuit wiring is Grounded 3 wire Ungrounded 2 wire
- GFCI protection at Kitchen Bar Bathroom
- Exterior outlets Garage
- Dishwasher Laundry Spa Tub
- Pool/Spa light

Deficiency – One of the kitchen counter area receptacles is not GFCI protected.



Deficiency – The dishwasher is not GFCI protected.

Deficiency – The exterior receptacles are not GFCI protected.



Deficiency – The garage area receptacles are not GFCI protected.



Deficiency – The utility room area receptacle is not GFCI protected.



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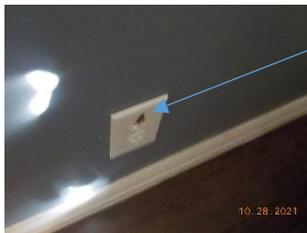
Deficiency – There is inadequate weather protection on one or more of the exterior receptacles.



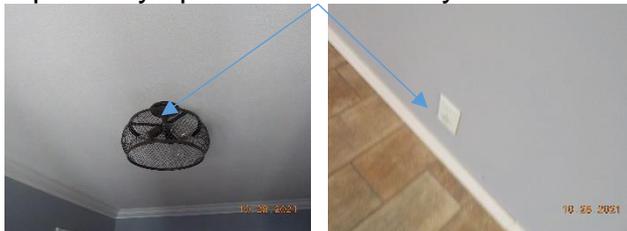
Deficiency – There is no service receptacle within 25 feet of the air conditioning compressor.



Deficiency – One of the front left bedroom area receptacles is damaged / burnt.



Deficiency – The power to the front entry hall light fixtures / receptacles went out when tested. The power turned on when the entry hall switch was repeatedly operated. There may be an electric defect in the circuit.



Deficiency – The hot / neutral wiring is reversed in the front left garage conversion room area receptacle.



Deficiency – The dryer receptacle may be a three prong receptacle (newer dryers require four prong receptacles).

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Deficiency – There is no physical protection from breakage on the attic located light fixture bulb.



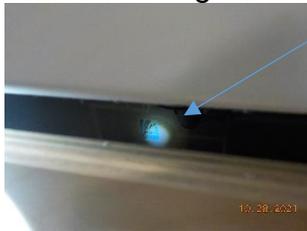
Deficiency – The attic light switch cover is broken.



Deficiency – There is exposed wiring not protected in conduit in the kitchen island area cabinet



Deficiency – There is a junction box without a cover in the kitchen cabinet area under the range.



Deficiency – Smoke detectors are not installed in each bedroom entry / outside of each bedroom entry area.



Deficiency – There is no observable Carbon Monoxide detector in the home (attached garage).

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I NI NP D

III. HEATING, VENTILATION, AND AIR-CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central Forced Air

Energy Sources: Heat Pump

Comments:

Right / Master Bedroom:

Comment – There were no observable defects in the central heat system. The unit supplied heated air at 103 degrees in emergency heat mode and at 134 degrees in heat pump mode.



Left / Main:

Deficiency – The unit supplied heated air at 101 degrees in heat pump mode. The emergency heat electric strips may not be operational.



Deficiency – The system did not operated in emergency heat mode.

Front Left Room:

Deficiency –There is no heat source in the front left room (garage conversion area).

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B. Cooling Equipment

Type of Systems: Central Forced Air

Comments:

Right / Master Bedroom:

Return 67° Supply 47° Δ Temperature 20°

Comment – The differential temperature between the return air and the supply air should be between 15 and 22 degrees. The differential in this unit is adequate, indicating that the unit is operating normally (Goodman, 2012, 2 ½ ton unit).



Comment – The system utilizes R-22 refrigerant. Per the US Environmental Protection Agency, R22 will become illegal in the United States on January 1, 2020. After that R22 refrigerant phase out date, R22 can no longer be manufactured or imported into the US.

The air conditioning system currently uses R-22 type of refrigerant. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making some substantial and costly changes to system components.

Comment – The system is an older model unit (2012), and may be nearing the end of its functional life.

Deficiency – Locking caps are not installed on the refrigeration ports near the compressor.



Deficiency – The drain line for the primary condensate drain terminates in an inaccessible / not observable location.

I=Inspected

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I NI NP D

Comment – The drain line for the overflow pan terminates in the front covered porch area.



Deficiency – There is a gap in the conduit at the compressor location.



Left / Main:

Return 70° Supply 52° Δ Temperature 18°

Comment – The differential temperature between the return air and the supply air should be between 15 and 22 degrees. The differential in this unit is adequate, indicating that the unit is operating normally (Goodman, 2011, 3 ½ ton unit).



Comment – The system utilizes R-22 refrigerant. Per the US Environmental Protection Agency, R22 will become illegal in the United States on January 1, 2020. After that R22 refrigerant phase out date, R22 can no longer be manufactured or imported into the US.

The air conditioning system currently uses R-22 type of refrigerant. If your air conditioning fails it might be subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phase out of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing units using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain. New, high-energy efficient systems, will utilize new non-ozon-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in some older systems which previously used R-22 without making some substantial and costly changes to system components.

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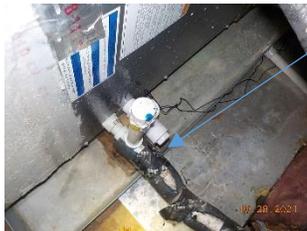
Comment – The system is an older model unit (2011), and may be nearing the end of its functional life.

Deficiency – Locking caps are not installed on the refrigeration ports near the compressor.



Deficiency – The compressor is serviced by a 40-amp breaker. The maximum size of breaker for this unit (per cover plate) is 30-amp.

Deficiency – The drain line for the primary condensate drain terminates in an inaccessible / not observable location.



Deficiency – The drain line for the primary condensate drain line is not adequately insulated in the attic.



Comment – The drain line for the overflow pan terminates in the front covered porch area.



Deficiency – There is a gap in the conduit at the compressor location.



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Front Left Room:

Comment – There were no observable significant defects in the window unit. The unit supplied cooled air at 38 degrees when operated.



C. Duct Systems, Chases, and Vents

Comments:

Right / Master Bedroom:

Comment – The return air register is located in the right ceiling area.



Comment – The return air filter is 12 x 24.



Deficiency – The ducts do not appear to meet current requirements for sealing at the plenum and registers (no observable mastic applied to duct connection).



Comment – The ducting does not meet 2015 Energy Efficiency guidelines. There is no fresh air intake in the return air with a timer for air intake.



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Left / Main:

Comment – The return air register is located in the left lower wall area.



Comment – The return air filter is 24 x 24.



Deficiency – The ducts do not appear to meet current requirements for sealing at the plenum and registers (no observable mastic applied to duct connection).



Comment – The ducting does not meet 2015 Energy Efficiency guidelines. There is no fresh air intake in the return air with a timer for air intake.



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I NI NP D

IV. Plumbing Systems

A. Plumbing Supply, Distribution Systems and Fixtures

Location of Water Meter: Street Area

Location of main water supply valve: Not Observable / Adjacent Water Meter

Static water pressure reading: 100 lbs.

Comments:

Type of supply lines Copper / Not Observable Galvanized Iron
 PVC/CPVC Polybutylene PEX



Deficiency – The main shut off valve was not accessible (buried under soil).



Deficiency – The water pressure was high (above 80 lbs.). A pressure regulator is recommended.



Comment – There is a water supply shut off at the left exterior of the home.



Deficiency – One or more of the exterior hose bibs do not have backflow prevention valves installed.



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Deficiency – The front right exterior hose bib continues to drip when turned off.



Deficiency – The sink faucet is not securely installed in the master bathroom left sink.



Deficiency – The commode in the master bathroom is not securely installed on the floor ('rocks').



Deficiency – One or more of the toilet bolt covers are not installed.



Deficiency – The ½ bathroom sink experienced low water flow when operated.



Comment – There are no thermal expansion tanks installed on the water heaters (no observable pressure reducing valve in place at the water supply line / system).

Comment – The water supply lines for the washing machine were not tested.

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B. Drains, Wastes and Vents

Comments:

Type of waste lines PVC Iron Tile

Deficiency – There is no observable cleanout in the main drain line from the home to the private septic system.



Deficiency – The drain stopper is not installed in the master bathroom right sink.



Deficiency – The drain stopper is not installed in the hall bathroom sink.



Deficiency – The drain stopper is not operational in the master bathroom tub.



Comment – The drain line for the washing machine was not tested.



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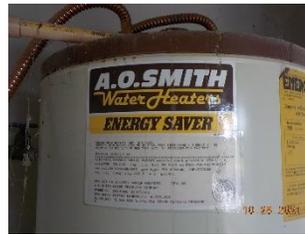
Deficiency – The washing machine standpipe does not appear to have adequate height (less than 18 inches). The drain is atypical, and may allow sewer gas into the home interior.



Deficiency – There is a floor drain in the utility room that does not have a screen cover, and has no observable outlet to the exterior of the home.



- C. Water Heating Equipment**
Energy Source: Electric and LP Gas
Capacity: 50 and 40 gallon
Comments:
Garage Area – 50 Gallon LP Gas:



Comment – The water heater appears to be an older model unit and may need to be drained.

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I	NI	NP	D

Deficiency – The vent above the water heater is out of alignment (hazardous condition).



Deficiency – The pressure relief valve continued to drain / drip after testing (did not re-seal).



Deficiency – The drain line for the pressure relief valve leaks in the garage interior.



Deficiency – The water heater is not located in a drained overflow pan (located in garage).



Deficiency – There is corrosion on the water supply connections above the water heater.



Deficiency – There are inadequate upper / lower outside combustion air vents in the water heater closet.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

Interior Closet – 40 Gallon Electric:



Comment – The water heater appears to be an older model unit and may need to be drained.

Deficiency – The drain line for the pressure relief valve terminates in the overflow pan.



Deficiency – There is no observable drain line for the overflow pan (located in interior of home).



Deficiency – There is corrosion on the water supply connections above the water heater.



D. Hydro-Massage Therapy Equipment
Comments:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Other

Comments:

Inline Filter:

Comment – There is in-line water filter in the garage area.



Gas Supply Systems:

Comment – The gas supply system was not fully inspected.

Deficiency – There is no observable electrical bonding to the gas distribution system.



Deficiency – There is no observable sediment trap installed in the gas line at the water heater location.



Comment – The gas is supplied by an above ground L.P. (Liquid Propane) tank. The tank (250 gallon) was approximately 65% full at the time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

V. APPLIANCES

A. Dishwashers

Comments:

Comment – There were no observable significant defects in the dishwasher operation.



Deficiency - There is inadequate back flow prevention on the drain line between the dishwasher and the disposal. The drain line should be raised and secured to the bottom of the sink area to create a loop that will reduce backflow into the dishwasher.



Deficiency – The dishwasher is not securely installed in the kitchen cabinet.



B. Food Waste Disposers

Comments:

Comment – There were no observable significant defects in the disposal.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

C. Range Hood and Exhaust Systems

Comments:

Comment – There were no observable defects in the range hood and vent. The unit recirculates filtered air.



Comment – There is an unused vent hood duct in the attic. The ducting is inappropriate (aluminum flex duct) and terminates in the attic interior. The duct should not be used.



D. Ranges, Cooktops, and Ovens

Comments:

Type of Range Electric Gas

Type of Oven Electric Gas

Comment – There were no observable significant defects in the gas range.



Deficiency – The upper oven, when set at 350 degrees, operated at 300 degrees (not within 25 degrees of set temperature).



Comment – The lower oven, when set at 350 degrees, operated at 330 degrees (within 25 degrees of set temperature).



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

E. Microwave Ovens

Comments:

Comment – There were no observable significant defects in the microwave oven.



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Deficiency – There is no observable ducting on the exhaust vents to the exterior of the home / attic.



G. Garage Door Operators

Comments:



Deficiency – The garage door was not operational (springs defective).



Deficiency – The overhead door spring is not connected.



I=Inspected

NI=Not Inspected

NP=Not Present

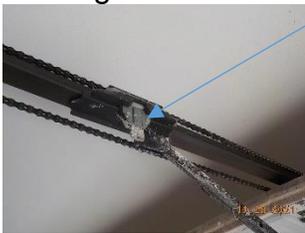
D=Deficient

I NI NP D

Deficiency – The Horizontal Garage Door Opener Reinforcement U-Bar Strut Brace is not installed (recommend installation to prevent damage to top of overhead door when automatic operator installed).



Deficiency –The pull cord for manual release of the overhead door is broken / missing.



H. Dryer Exhaust Systems

Comments:

Comment – There are two dryer vents installed in the lower utility room wall. There is a dryer vent that is not is use that terminates in the attic.



Deficiency – The dryer vent is partially crushed.



Comment – There is an unused dryer duct in the attic. The ducting terminates in the attic interior. The duct should not be used.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

VI. OPTIONAL SYSTEMS

A. Outbuildings

Comments:

Detached Workshop



Structural:

Foundation:

Comment – There were no observable significant defects in the concrete foundation.

Grading:

Deficiency – The yard areas have less than 6 inches fall within the first 10 feet from the foundation.



Deficiency –The soil is above the lower wall (conductive to wood destroying insect activity).



Roof Covering:

Comment – There were no observable significant defects in the metal roof covering.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Roof Structure and Attic:

Comment – There were no observable defects in the roof structure.

Walls:

Deficiency – There is damage from wood destroying insect activity to the wall areas.



Doors:

Comment – There were no observable significant defects in the doors.

Windows:

Deficiency –There is a broken window pane.



Electrical:

Breaker Panel:

Exterior:



Deficiency –The breakers are not labeled as to use.

Deficiency –There is double lugging (two wires on one breaker) in the panel.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Comment – The breaker to the water well has been turned off.

Comment – Service entry barriers are not installed in the service panelboard, protecting the service terminals from exposure to inadvertent contact by persons.

Interior:



Deficiency –The panel cover hinge screw is not installed.



Deficiency –There is an inappropriate knockout cover in the panel (tape).



Deficiency – The panel is serviced by a three wire connection (newer services require four wire connection from exterior disconnect panel to interior breaker panel). There is no isolated bus bar for the ground cable connections.

Deficiency –There is significant debris in the panel interior.

Deficiency –The breakers are not labeled as to use.

Deficiency – The neutral and ground wires are landed on a common bus bar.



Comment –The breakers are turned off in the panel.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Branch Circuits:

Deficiency – The receptacles are not GFCI protected.



Deficiency – There is exposed wiring outside of conduit in the panel.



Horse Barn

Structural:

Comment – There were no observable significant defects in building structure. The structure was not fully inspected.



Electrical:

Deficiency – The electric control box is not securely installed.



Deficiency – The receptacles are not GFCI protected.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Rear Storage Building

Structural:

Comment – There were no observable significant defects in building structure. The structure was not fully inspected.



Deficiency –Tree branches are in contact with the roof covering.



Deficiency –The entry doors are in general disrepair.



Deficiency –The exterior siding is damaged.



Electrical:

Deficiency –There are open splices in the wiring.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

Chicken Pen

Structural:

Comment – There were no observable significant defects in building structure. The structure was not fully inspected.



Rear Deck

Structural:

Comment – There were no observable significant defects in deck / roof structure. The structure was not fully inspected.



B. Private Water Wells (A coliform analysis is recommended)

Comment – The water well was not inspected. Per seller, the well was not operational. The well is not used for a potable / domestic water source (yard use only).

